

2/14/11 9:42:45
DK W BK 652 PG 26
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Space Above This Line for Recording Data

Prepared By: Realty Title, 2396 East Parkway, Hernando, MS 38632 (662)429-2680

Return To: SAME

WARRANTY DEED

Grantor(s): **Thomas D. Frain and Ashley Frain**

Address: 11657 Weatherby Drive, Hernando, MS 38632

Phone: 901-626-9247 (Home) SAME (Work, if any)

Grantee(s): **Justin S. Agner and Haley Agner**

Address: 1520 Cedar Trace Drive, Hernando, MS 38632

Phone: 901-361-482 (Home) 901-327-4193 (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Thomas D. Frain and Ashley Frain does/do hereby sell, convey and warrant unto Justin S. Agner and Haley Agner, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:.

LEGAL DESCRIPTION: Lot 99, Phase II, The Lakes of Cedar Grove Subdivision, located in Section 7, Township 3 South, Range 7 West, as shown on plat of record in Plat Book 76, Page 34 in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is made for a more particular description of said property.

By way of explanation, Ashley Frain, wife of Thomas D. Frain, joins in this Deed to convey any homestead, marital or any other rights she may have or hereinafter acquire in said property by virtue of her marriage to Thomas D. Frain.

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The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 8th day of February, 2011.

Thomas D. Frain
Thomas D. Frain

Ashley Frain
Ashley Frain

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of February, 2011, within my jurisdiction, the within named Thomas D. Frain and Ashley Frain, who acknowledged that he/she/they executed the above and foregoing instrument.

Donna M. Taylor
(Notary Public)

My commission expires:

